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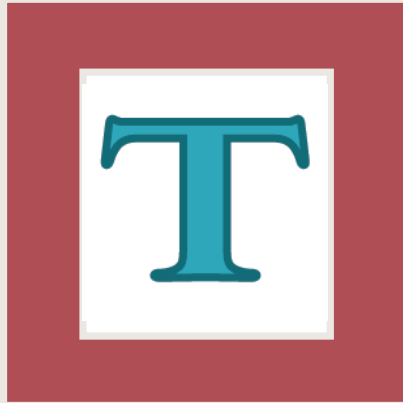
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TECHE RIDGE

NEW IBERIA
LOUISIANA

in association with
**SOUTHERN
MUTUAL HELP
ASSOCIATION**

TRADITIONAL
**NEIGHBORHOOD
DEVELOPMENT**



New Community. Old Soul.

THE LIFESTYLE

Teche Ridge is the most exciting project to happen in New Iberia in many years. Imagine waking up and taking the dog for a quick walk, cup of coffee in hand from the local coffee shop. Your morning routine continues as you bike to work, stopping to chat with the neighbors on the way. The afternoon brings lunch

at the nearby park where you stop at the farmers market to pick up groceries for dinner. As evening arrives, you harness your inner chef while strains of Cajun music float through the open window from that night's concert in the square. That is the story of Teche Ridge, and that is the dream we'd like to build with you.

THE RESIDENCES

The rich culture of Louisiana oozes out as you walk down the street. The character of the buildings radiate charm – offering French Acadian, Creole, Caribbean, and Victorian styles. Here the details matter. Teche Ridge feels like Acadiana; it reflects the soul and highlights the personality. Whether you are an empty-nester, new-growing family, first time home buyer or a weekend condo owner, there is a place in Teche Ridge for you.

THE VILLAGE CENTER

Teche Ridge strives to be a live-work-play environment. Alive with activity, residents and visitors will have multiple options for dining, shopping, entertainment, and recreation. Given its proximity to the two local hospitals, it is likely a landing spot for private medical practices of all types.



*Iberia's only Traditional
Neighborhood Development.*

Vision.

Teche Ridge - the name brings to mind the foundation of rich culture deep in Louisiana Cajun Country where good music, great food, and festivals are plentiful. Perched high on a ridge, Teche Ridge aims to be a catalyst for a new type of living in Iberia Parish.

This unique mixed-use development will serve as a cultural focal point for the entire region. Its unique live-work-play profile supports a high-end, complete lifestyle experience unavailable anywhere else in the parish.

Living, working, dining, shopping, exercising, health care, and cultural activities can all be found in one single place. The average citizen will have their daily needs met within walking distance. The neighborhood is designed, aesthetics in mind, with green space, curb and gutter, ponds and other water features, recreation and an assemblage of building styles and sizes. This community will allow for young people, retirees, and all segments of the economic ladder to live, work, raise children, and retire in place.



STEVE OUBRE
LAND PLANNER

“The richness of *New Urbanism*, also known as a *Neo-Traditional Community*, is that because you have mixed use of buildings – *residential, commercial, retail, civic, religious, private* – people can *live and work and play* in place within a five minute walking distance. It allows for young people, retired people, and all segments of the economic ladder to live, work, raise children and retire in place. *The average citizen has their daily needs met within a five-minute walk.* The neighborhood is designed around environmental sensitivity with open land, green spaces, recreation, with an assemblage of building styles and sizes – a cross section of society can live within that community.”

Market Analysis

DEMAND FOR HOUSING

- There are 2,004 more jobs in the City of New Iberia than there are employed residents. This implies that every day, 2,004 people commute into New Iberia for work, but do not live there, suggesting possible demand for more housing options closer to these employees' place of work in New Iberia.
- Only 25.7 percent of people who work in New Iberia also live there. Approximately 27.6 percent of the City's workers live in other parts of Iberia Parish, while 12.1 percent live in Lafayette Parish. The remaining 34.6 percent live in other parishes, such as St. Martin Parish (6.1 percent) and Vermilion Parish (5.6 percent).
- The housing inventory in New Iberia is considerably older than that of other geographies.
- In 2017, only 29 permits were issued. Between 2009 and 2017, an average of 38 permits were issued annually, as compared to an average of 97 per year between 2003 and 2008.

POPULATION

PARISH BREAKDOWN



73,028
POPULATION

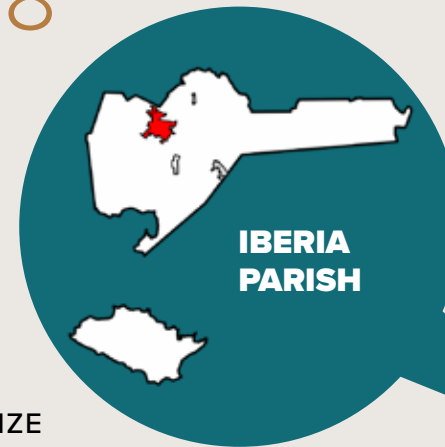


36
MEDIAN AGE



2.74
AVERAGE
HOUSEHOLD SIZE

26,715 NUMBER OF
HOUSEHOLDS



IBERIA PARISH
POPULATION

+13%

12 YEAR
PROJECTED
GROWTH

IBERIA PARISH ACCESSIBILITY

Both Teche Ridge and the City of New Iberia are located on and east of US-Hwy 90 (Future I-49 Corridor) connecting Lafayette to New Orleans. Teche Ridge is easily accessible by multiple exits making it easy to travel to and from work, to shoppers entering the submarket, or visitors attending cultural events and festivals. In addition, the Emile Verrett and Old Jeanerette Roads support a good traffic flow at all parts of the day, seven days a week.

The site sits between to the region's two primary medical centers, ensuring a strong base of employees and visitors who will seek out Teche Ridge's convenient businesses, services and other amenities.

RETAIL TRADE AREA

INCOME



\$73,057

2018 MEDIAN HOUSEHOLD INCOME



\$93,459

2018 AVERAGE HOUSEHOLD INCOME



\$33,731

2018 PER CAPITA INCOME

MEDIAN HOUSEHOLD INCOME

TRADE AREA

42% HIGHER THAN THE PARISH

AVERAGE HOUSEHOLD INCOME

TRADE AREA

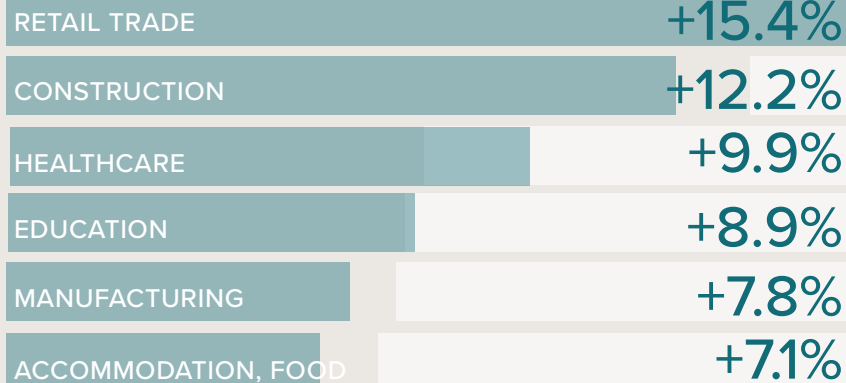
37% HIGHER THAN THE PARISH

PER CAPITA INCOME

TRADE AREA

36% HIGHER THAN THE PARISH

INDUSTRY BREAKDOWN NEW IBERIA PARISH



OWN VS. RENT STATS

Homeowners comprise 60.7 percent of households in the City of New Iberia, 71.5 percent of households in Iberia Parish, 68.7 percent of households in the Five-Parish Region, and 63.8 percent of households in Louisiana. From 2010 to 2018, the proportion of homeowner households increased in the City of New Iberia and Iberia Parish.

The majority of renter households in all four geographies pay less than \$1,000 per month in rent. In the City of New Iberia and Iberia Parish, only approximately 3.0 percent of renter households pay more than \$1,000 per month in rent. In contrast, nearly 10.0 percent of renter households in the Five-Parish Region and 13.3 percent of renter households in Louisiana pay more than \$1,000 in monthly rent.

INDUSTRY EXPANSION RECENT NEW JOBS

BAGWELL ENERGY

\$4M INVESTMENT
250 PERMANENT JOBS
\$70,000 AVG. SALARY

RED GUARD INDUSTRIES

\$3M INVESTMENT
55 PERMANENT JOBS
\$50,000 AVG. SALARY

CVD CERAMICS

\$2.5M INVESTMENT
25 PERMANENT JOBS
\$100,000 AVG. SALARY

AGGREKO

\$1.5M INVESTMENT
30 PERMANENT JOBS
\$60,000 AVG. SALARY



RETAIL TRADE AREA

MULTIFAMILY

- Between Q1 2009 and Q3 2018, no multifamily units were constructed in the City of New Iberia. By contrast, during this timeframe the multifamily inventory in the surrounding parishes increased dramatically.
- 1 out of 5 multifamily units in New Iberia and Iberia Parish are 1 bedroom units, as compared to approximately 40% of the units in the surrounding parishes. New Iberia's slightly larger population of non-family households as compared to the other geographies points to a potential gap in multifamily inventory for single-person households.
- 30% of Iberia residents are renters but due to older, and mostly out of date units, multifamily rents in Iberia are significantly lower than in the other geographies. Because of the influx of new jobs, and the average salary associated with each, there is strong demand for newer, higher-end multifamily units.
- Iberia Parish's net absorption rates remained relatively flat for years, around zero percent, however in 2017 Iberia's annual net absorption started gaining steam and reached 5% by the end of 2018.



**STATE OF
THE ART FACILITY
OPENING BEGINNING OF
2019-2020 SCHOOL YEAR.**

BELLE PLACE ELEMENTARY



**RANKS #28
IN THE STATE**

**LETTER GRADE: B
GRADUATION RATE: A**

LA DEPARTMENT OF EDUCATION

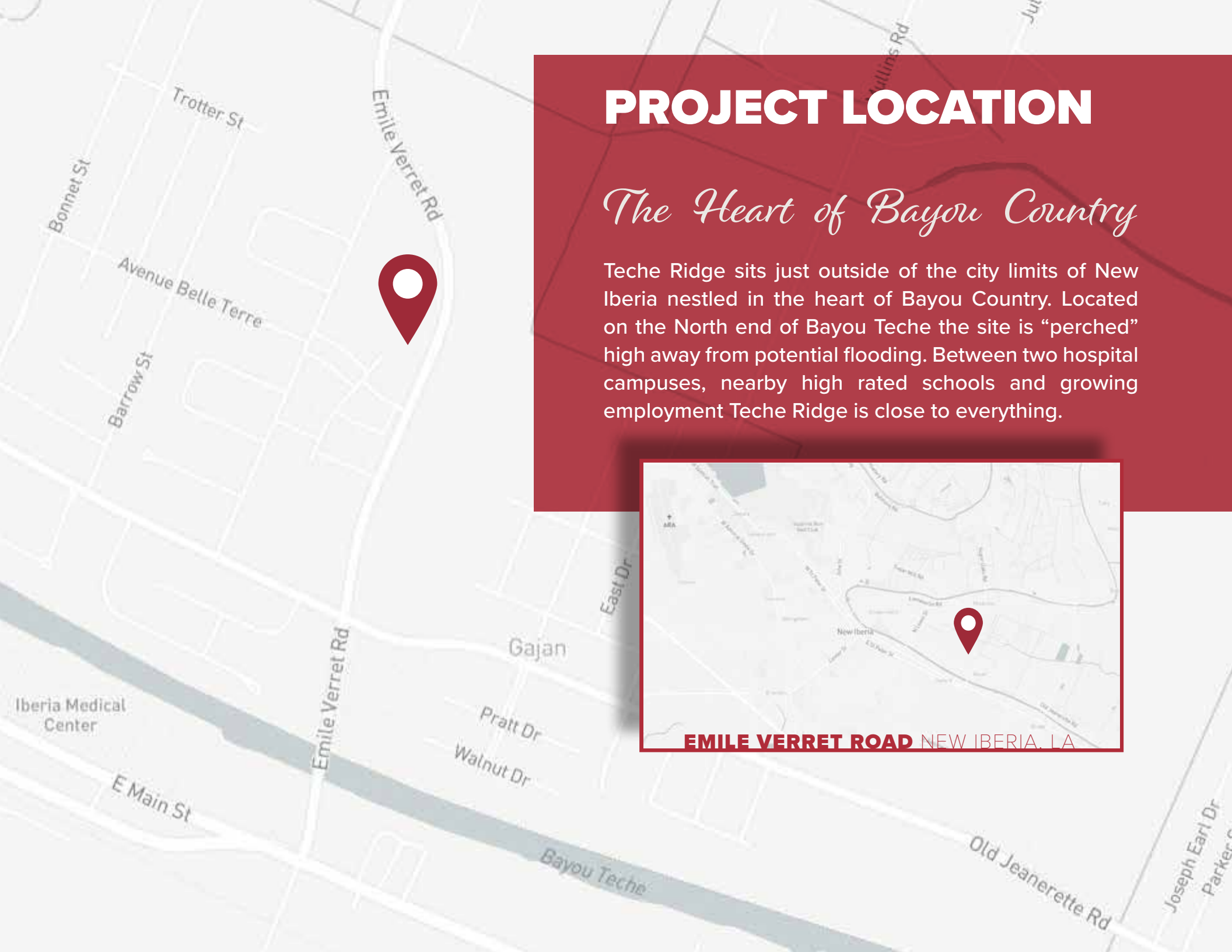
NEW SCHOOL FEATURES

- Wireless access for the complete facility
- Absolute latest Promethean panel technology and sets of student Chromebooks in all classrooms
- 4 full computer labs
- Two outdoor pavilions
- Classroom door locks have lock/unlock indicators
- Security card access at all exterior use routes
- Security cameras throughout the school
- Controlled access for all visitors

PROJECT LOCATION

The Heart of Bayou Country

Teche Ridge sits just outside of the city limits of New Iberia nestled in the heart of Bayou Country. Located on the North end of Bayou Teche the site is “perched” high away from potential flooding. Between two hospital campuses, nearby high rated schools and growing employment Teche Ridge is close to everything.





BUILD INTO A TRADITIONAL NEIGHBORHOOD DEVELOPMENT



Teche Ridge offers a selection of properties to build the home of your dreams in the middle of it all. From cottages, and apartments, to larger homes, Teche Ridge offers the perfect solution for potential residents.

Teche Ridge will feature a selection of homes ideal for a wide variety of buyers — from young professionals and families to empty-nesters and retirees. This multi-generational approach allows for a community with richness and a vibrance that adds substantial value.



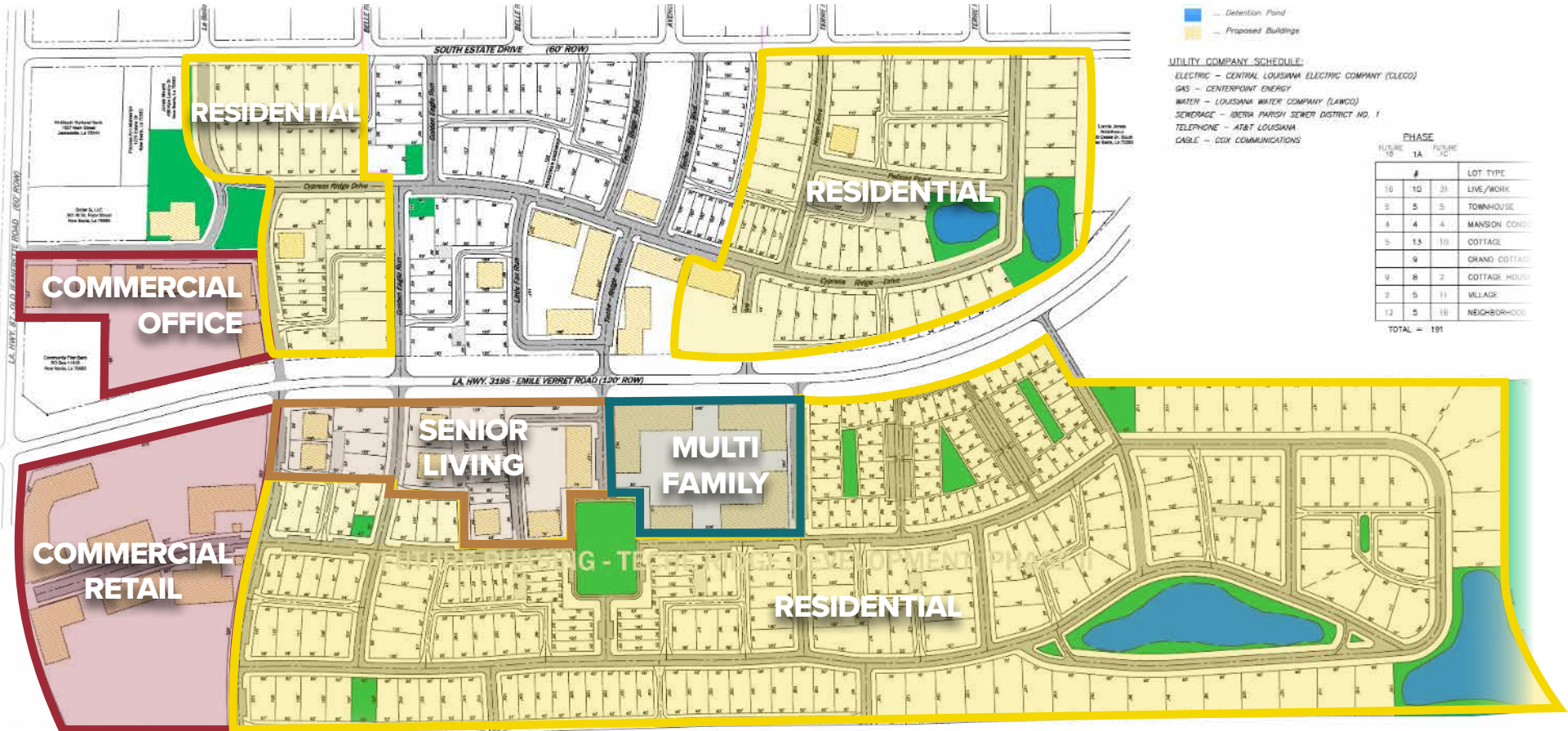
SITE PLAN & PROJECT BREAKDOWN

Live, Work, Play.

FROM THE OUTSET, Teche Ridge was envisioned as a catalyst for the entire Iberia Parish community. With its one of a kind mixed-use dynamic— including high end housing, retail walking environment, recreation and entertainment, upscale office space, medical offices, and retirement communities— it will be a place to gather, a hub, and a vibrant center of influence for Iberia.

To facilitate seamless integration with the surrounding area, our developers are working closely with the city to ensure robust connectivity, drainage, and permitting. Reception by city officials has been enthusiastic and optimistic, in view of the enhanced value and resources the development brings to the area. In addition, our team is planning and promoting amenities to position Teche Ridge as a natural gathering point for cultural events and an all-in-one live-work-play environment.

Teche Ridge has formed a symbiotic relationship with parish officials and economic developers in an effort to bring people to the businesses of the development while offering the people of Iberia the lifestyle and culture they have long deserved.



| Phase/Tract | Size | Price/ft. | Pricing | Total Phase Cost |
|-------------------------|--------------|-------------|--------------|-----------------------|
| Phase 1-B Commercial | ±2.84 acres | \$4.50-5.50 | \$612,236.80 | |
| Phase 1-B Residential | ±7.44 acres | \$0.80 | \$260,400 | |
| | | | | \$872,636.80 |
| Phase 1-C Residential | ±12.13 acres | \$0.80 | \$424,550 | |
| | | | | \$424,550.00 |
| Phase 2 - Commercial | ±6 acres | \$6.00 | \$1,568,160 | |
| Phase 2 - Multifamily | ±6 acres | \$3.50 | \$914,760 | |
| Phase 2 - Senior Living | ±4 acres | \$3.00 | \$522,720 | |
| Phase 2 - Residential | ±46.29 acres | \$0.49 | \$988,000 | |
| | | | | \$3,993,640.00 |



PHASES 1 & 2

At Teche Ridge, the application of end uses are strategically intermingled to support individual areas and benefit the entire development.

A high degree of flexibility exists within each use type given the TND zoning encompassing the whole. For instance, the residential designated areas could be composed of one of several style homes: cottage, townhouse, cottage house, neighborhood house, grand cottage, village house or mansion condo.

In each use type, we guarantee connectivity to give the following:

- The “neighborhood feel” that promotes safe, pedestrian friendly, walkable activity.
- Desirable streetscape amenities such as landscaping, water features, and lighting for enhanced visual interest to promote neighborhood interaction.
- Architectural and design criteria for both buildings and common areas that enhance the community’s distinct character.
- An environment that welcomes existing and new residents, as well as nonresidents which is essential to the vibrancy of Teche Ridge.





PHASE 2
62 acres

PHASE 1-B
10.28 acres

PHASE 1-C
12.13 acres



TECHE RIDGE

Where Families can Flourish.



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Born and raised in West Monroe, Louisiana, Clinton moved to South Louisiana and joined NAI Latter & Blum in 2015. He is actively involved in both tenant and landlord representation, and has represented clients in both the acquisition and disposition of commercial assets. Expertise in site selection and location analytics using ArcGIS mapping and Site To Do Business. Earned "Rookie of the Year" honors for NAI Latter & Blum across its five commercial offices in 2016.



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Ty, a San Antonio native, joined NAI Latter & Blum in 2004 after graduating with a Business/Economics Degree from Wheaton College in Chicago, IL. Ty earned Rookie of the Year in his first year at NAI Latter and Blum and has finished top 3 in production every year since for the Baton Rouge office. He has been among the top agents company-wide with over \$100,000,000 in production five years counting.

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NEW IBERIA